



PUBLIC SALE OF REAL ESTATE



61 E King Street Littlestown, PA 17340

Auction Date: Tuesday December 2nd, 2025, at 3:00PM

Open House: Thursday November 13th 4:30PM-5:30PM

For Complete Listing & Pictures Please Visit: reddingauction.com



REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- Property Information
- Terms and Conditions
- Deed
- Aerial
- Methods of Payment
- How to Buy

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941 anytime. We are looking forward to having you at the auction on **Tuesday December 2nd, 2025, at 3:00PM**

Thank you,
Redding Auction Service





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General Information

General Information: This 2,566 SqFt. home sitting on 0.22+/- acres is perfect if you are looking for a house to make your own or for an investment opportunity. Sitting conveniently in the Littlestown Borough, this home encompasses 4 bedrooms, 1 bathroom, a kitchen, a dining room, a family room, multiple multi-purpose rooms, a full house attic, and a full house basement for plenty of extra storage! The property also boasts a sizable backyard area, a 2-story 3-car garage, and 2 outdoor sheds. Don't miss out on the great opportunity to own a home with endless possibilities!

This home has the following rooms with dimensions:

- **Farmhouse:** Brick House Shingle Roof, Addition – Vinyl Siding & Tin Roof.
- **Kitchen/Dining Room:** 21'x16' – LVP Flooring, Wood Cabinets, Single Sink, Built in Corner Cabinet, Windows, Ceiling Fan, Access to 2nd Floor, Family Room & Outside.
- **Family Room:** 14'x13' – Hardwood Flooring, Windows, Access to Front Porch & Multi-Purpose Room.
- **Multi-Purpose Room 1:** 13'x13' – Tile Flooring, Windows, Ceiling Fan, Access to Kitchen, Basement & Family Room.
- **Mud Room:** 15'x10' – Carpet Flooring, Windows, Access to Outside, 2nd Floor & Kitchen.
- **2nd Family Room:** 14'x13' – Hardwood Flooring, Windows, Front Door Access, Access to Multi-Purpose Room 2, Basement.
- **Multi-Purpose Room 2:** 13'x13' – Tile Flooring, Windows, Toilet, Rear Entrance Access, Access to 2nd Floor, Basement & 2nd Family Room.

2nd Floor

- **Bedroom 1:** 13'x15' – Hardwood Floors, Closet, Windows.
- **Bedroom 2:** 13'x14' – Hardwood Floors, Closet, Windows, Access to Attic & Bedroom 4.
- **Bedroom 3:** 13'x12' – Carpet Floor, Window, Closet.
- **Bedroom 4:** 12'x11' – Carpet Floor, Window, Closet.
- **Storage Area:** 8'x7' – Carpet Floor, Window.
- **Full Bath:** 7'x6' – Laminate Floor, Window, Single Sink Vanity, Step in Tub, Toilet.
- **Full House Attic:** 26'x27' – Wood Flooring.
- **Full House Basement:** 26'x27' – Cement Floor, Stone Foundation, Boiler, Hot Water Heater, Outside Entrance.

Exterior:

- **3 Car 2 Story Garage:** 30'x20' – Cement Block Walls, Tin Roof, Gravel Floor, Wood Doors, Electric and Lights. 2nd Floor – (2) Rooms, 13'x19' & 19'x17', Wood Flooring.
- **Shed:** 12'x16' – Woodshed with Metal Roof.

This Property has the Following Features

- **Acreage:** 0.22
- **Road Frontage From:** E King Street/S. Maple Ave.
- **Borough:** Littlestown
- **County:** Adams
- **Taxes Approx:** \$3,388.00
- **School District:** Littlestown Area School District
- **Zoning:** TCMU – Town Center Mixed Use

Utilities:

- **Water:** Public
- **Sewer:** Public
- **Gas:** Public
- **Heating:** Hot Water Radiators
- **Cooling:** N/A
- **Parcel Number:** 27008-0273-000

Terms: \$20,000.00 Down Payment in certified funds due on the day of auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. NO BUYERS PREMIUM

- Closing location to be determined by the seller.
- Possession will take place at time of settlement.

Auction for: Joseph A Shrader

Attorney: David K. James



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Deed

Temp # 2007-016444	Consideration	\$1.00
Loc Littlestown Borough	Aff Y	\$0.00
Commonwealth of Pennsylvania		\$0.00
Littlestown Borough		\$0.00
Littlestown Area School District		\$0.00
by: FRE USER	Total:	\$0.00

Parcel No. 27 008 0273-006

THIS DEED

Made the 22 day of FEB, 2007.

Between **JOSEPH A. SHRADER**, of Adams County,

AND

Image ID: D00001366222 Type: GEN
 Recorded: 03/26/2007 at 10:57:51 AM
 Fee Amt: \$40.00 Page 1 of 4
 Instr# 200700006397
 Adams County, PA
 Patsy S. Gochenauer Recorder of Deeds
 BK 4779 PG 307

JOSEPH A. SHRADER, Trustee under THE JOSEPH A. SHRADER REVOCABLE TRUST AGREEMENT ("Grantee"):

WITNESS, that in consideration of the sum of **One Dollar (\$1.00)** in hand paid, the receipt whereof is hereby acknowledged, and intending to be legally bound hereby, the Grantor does grant and convey to the Grantee,

ALL THAT CERTAIN tract of land hereinafter described lot of ground situate on the South side of East King Street in Littlestown Borough, Adams County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by East King Street; on the West by land now or formerly of E.O. Crouse, on the South side by lands now or formerly of J.M. Fecser, and on the East by a public alley; said lot being sixty-six (66) feet front and rear, including said public alley.

THE lot of ground hereby conveyed being a portion of the lot known on the Plan of Town as Lot No. 68 and is subject to the payment of an annual ground rent of ONE (\$1.00) and 00/100 DOLLAR to the owner of the ground rents of Littlestown.

BEING THE SAME PREMISES which were conveyed by Peggy J. Breighner, by deed dated May 2, 1983, and recorded in the Office of Recorder of Deeds in and for Adams County in Book 367, page 935, to Joseph A. Shrader and Margaret M. Shrader. The said Margaret M. Shrader died April 4, 2001, vesting fee simple title in Joseph A. Shrader, Grantor herein.

UNDER AND SUBJECT to all other restrictions, reservations, setback lines and rights-of-way of record.

AND the Grantor will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.



REDDING AUCTION SERVICE INC.

Aerial





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Down Payment (EMD)

Acceptable Methods of Payment

1. ***Cash***
2. ***Certified or Cashier's Check*** payable to David K. James
3. ***Personal Check***, accompanied by a ***Bank Letter of Guarantee***, letter must read as below and be signed by an officer of the bank.

Example Bank Letter of Guarantee:

Date: (Date of Letter)

To: Redding Auction Service, Inc.
1085 Table Rock Road
Gettysburg, PA 17325

RE: (Full name of Customer requesting letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$ _____

Drawn on Account # (Customer's account number).

This Guarantee will apply only to Redding Auction Service for purchases made on (Date of Sale) only.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



How to Buy

Buying Real Estate at auction is EASY!

- Do your homework! Inspect the property and review the information packet before bidding!
- What does the term “Reserve” mean? When a reserve auction takes place, the auctioneer will submit the highest and best bid to the seller. The seller at that time has the right to accept or reject that bid.
- What does the term “Absolute” mean? When an absolute auction takes place the highest and best bid will be the winner regardless of the price.
- Do I need to pre-qualify? No, we do not require you to pre-qualify to bid at our auction. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The Deposit that you make on auction day is non-refundable.
- You will need a down payment as stated in the terms of this packet and the auction.
- The auction will begin at the scheduled time. You should arrive at least 30 minutes early to register (get a bid number). You will need your drivers license or another form of photo ID.
- When the auction begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$400,000 and he may need to come down to \$375,000 until somebody agrees to bid. At this point the auction begins, and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. IF you are willing to pay that amount, simply raise your hand. There may be several people bidding at first. If you feel the auctioneer doesn't see you, don't be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn't reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.



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ABOUT US

Let our Family serve your Family

Founded in 1970, Redding Auction Service, Inc., is a full-service auction company that is well known for its established reputation in the auction community. Redding Auction Service, Inc. maintains the highest standards in customer service along with continued commitment to providing their customers with a fair and honest auction experience. Redding Auction Service, Inc. is a family owned and operated company with over 127 years combining auction, appraisal, and sales experience. Their knowledgeable, professional staff pride themselves on their commitment to customer satisfaction and gaining the greatest return on your investments. They work hard to ensure that both buyers and sellers have a positive auction experience.

Redding Auction Service, Inc. handles entire estate inventories or can accept single items and small collections to include in a multi-owner auction. The staff at Redding Auction Service, Inc. performs each facet of the sale from inventory to appraisals, promotion of the sale, through conducting the auction with their skilled auctioneers. Redding Auction Service, Inc. is a full-service auction company with proven results. Personal involvement every step of the way will give you a smooth and organized auction. Our knowledgeable and experienced staff can handle large or small sales, estate liquidations, as well as real estate property sales.

If you want professional services at fair rates call Redding Auction Service Inc. today!

PA License # AU003819-L

